



June 4, 2013
Project No: 13058.0
Invoice No: 0001

Ms. Laurie Hughes
Executive Director
Gateway to L.A. PBID
6151 W Century Blvd., Suite 121
Los Angeles, CA 90045

Project: 13058.0 PBID Renewal

Professional services from May 01, 2013 through May 31, 2013

Professional Personnel

	Hours	Rate	Amount
President			
Kosmont, Larry	0.50	\$ 295.00	\$ 147.50
Senior V.P.			
Perry, Susan	1.00	\$ 225.00	\$ 225.00
Total	1.50		\$ 372.50
Total			\$ 372.50

Other Charges/Fees

Administrative Fee	\$ 14.90
Total Other Charges/Fees	\$ 14.90

Total this Invoice \$ 387.40

* Job detail attached

Kosmont & Associates, Inc. dba Kosmont Companies
Job Detail by Personnel

May 2013

Date	Name	Duration	Notes
Consulting			
5/24/2013	Gateway to L.A. PBID:13058 - PBID Renewal Susan E. Perry	0.50	EMs w/ Hughes & Lowell re conf call; research legis. & case law changes
5/30/2013	Susan E. Perry	0.25	Conf call w/Hughes, Lowell re PBID renewal
5/30/2013	Susan E. Perry	0.25	Revd articles re Arts District BID; PCs re decision not to appeal
5/30/2013	Larry J. Kosmont	0.50	Reviewed articles on Art District PBID and discussed with Susan
Total Gateway to L.A. PBID:13058 - PBID Renewal		1.50	
Total Consulting		1.50	
TOTAL		1.50	



December 17, 2013
Project No: 13058.0
Invoice No: 0002

Ms. Laurie Hughes
Executive Director
Gateway to L.A. PBID
6151 W Century Blvd., Suite 121
Los Angeles, CA 90045

Project: 13058.0 PBID Renewal

Professional services from November 01, 2013 through November 30, 2013

Professional Personnel

	Hours	Rate	Amount
Senior V.P.			
Aubry, Ryan	3.50	\$ 225.00	\$ 787.50
Total	3.50		\$ 787.50
Total			\$ 787.50

Other Charges/Fees

Administrative Fee	\$ 31.50
Total Other Charges/Fees	\$ 31.50

Total this Invoice \$ 819.00

* Job detail attached

Kosmont & Associates, Inc. dba Kosmont Companies
Job Detail by Personnel
November 2013

	Date	Name	Duration	Notes
Consulting				
Gateway to L.A. PBID:13058 - PBID Renewal				
11/26/2013	Ryan Aubry		1.50	Preparing materials for renewal process
11/27/2013	Ryan Aubry		2.00	Preparing materials for renewal process
Total Gateway to L.A. PBID:13058 - PBID Renewal			3.50	
Total Consulting			3.50	
TOTAL			3.50	



January 16, 2014
Project No: 13058.0
Invoice No: 0003

Ms. Laurie Hughes
Executive Director
Gateway to L.A. PBID
6151 W Century Blvd., Suite 121
Los Angeles, CA 90045

Project: 13058.0 PBID Renewal

Professional services from December 01, 2013 through December 31, 2013

Professional Personnel

	Hours	Rate	Amount
Senior V.P.			
Aubry, Ryan	4.50	\$ 225.00	\$ 1,012.50
Perry, Susan	3.75	\$ 225.00	\$ 843.75
Total	8.25		\$ 1,856.25
Total			\$ 1,856.25

Other Charges/Fees

Administrative Fee	\$ 74.25
Total Other Charges/Fees	\$ 74.25

Total this Invoice **\$ 1,930.50**

Outstanding Invoices

Number	Date	Balance	
0002	11/30/2013	\$819.00	
		\$819.00	
			Total now due \$ 2,749.50

* Job detail attached

Kosmont & Associates, Inc. dba Kosmont Companies
Job Detail by Personnel
December 2013

Date	Name	Duration	Notes
Consulting			
Gateway to L.A. PBID:13058 - PBID Renewal			
12/3/2013	Ryan Aubry	2.00	Preparing plan for PBID renewal
12/3/2013	Susan E. Perry	1.00	finalized & sent PBID renewal draft schedule to Hughes
12/11/2013	Susan E. Perry	0.25	Ems w/Aubry, Hughes, discussed input for hotel GMs
12/20/2013	Susan E. Perry	1.50	Worked on revising schedule
12/23/2013	Ryan Aubry	2.50	Preparing plan for PBID renewal!
12/23/2013	Susan E. Perry	1.00	Wrkd on timeline w/Aubry, discd tasks, sent to Hughes
Total Gateway to L.A. PBID:13058 - PBID Renewal		8.25	
Total Consulting		8.25	
TOTAL			



February 21, 2014
Project No: 13058.0
Invoice No: 0004

Ms. Laurie Hughes
Executive Director
Gateway to L.A. PBID
6151 W Century Blvd., Suite 121
Los Angeles, CA 90045

Project: 13058.0 PBID Renewal

Professional services from January 01, 2014 through January 31, 2014

Professional Personnel

	Hours	Rate	Amount
Senior V.P.			
Aubry, Ryan	15.50	\$ 225.00	\$ 3,487.50
Perry, Susan	6.75	\$ 225.00	\$ 1,518.75
Total	22.25		\$ 5,006.25
Total			\$ 5,006.25

Other Charges/Fees

Administrative Fee	\$ 200.25
Total Other Charges/Fees	\$ 200.25

Total this Invoice **\$ 5,206.50**

Outstanding Invoices

Number	Date	Balance
0002	11/30/2013	\$819.00
0003	12/31/2013	\$1,930.50
Total Outstanding Invoices		\$2,749.50

Total now due **\$ 7,956.00**

* Job detail attached

Kosmont & Associates, Inc. dba Kosmont Companies
Job Detail by Personnel
January 2014

	Date	Name	Duration	Notes
Consulting				
Gateway to L.A. PBID-13058 - PBID Renewal				
1/9/2014	Susan E. Perry	1.00	Mtg re renewal & G2LA goals	
1/9/2014	Susan E. Perry	0.75	Follow up w/ Aubry re title search for annex area; Paster mtg	
1/13/2014	Susan E. Perry	0.25	Revd Omar's drop box re J.L.L.'s prop. Ownership info	
1/14/2014	Ryan Aubry	2.50	Property research for potential expansion area	
1/15/2014	Susan E. Perry	0.75	Revd prop title profiles for 96th St. between Airport & Bellanca; some 98th St.	
1/15/2014	Susan E. Perry	0.25	Sent Hughes prop owner list for 96th Street between Airport & Bellanca	
1/16/2014	Ryan Aubry	2.50	Lunch meeting with City of LA representative and Client	
1/16/2014	Susan E. Perry	1.50	Meeting w/ Miranda Paster of City, Hughes & Aubry	
1/17/2014	Ryan Aubry	1.00	Working on BID renewal plan	
1/17/2014	Susan E. Perry	0.50	Revd recently approved Management District Plan sent by Miranda Paster	
1/21/2014	Susan E. Perry	0.50	Worked on map & calls w/ Hughes & Aubry re 96th St. Properties	
1/22/2014	Ryan Aubry	2.00	Call with Client and mapping of potential expansion area	
1/22/2014	Susan E. Perry	0.25	Revd revised potential expansion area map from Aubry	
1/22/2014	Susan E. Perry	0.25	EMs w/ Hughes, Aubry re 96th Street Belford and cul-de-sac parcels	
1/22/2014	Susan E. Perry	0.25	PC w/ Hughes & sent article re Arts Districts BID re-formulation efforts	
1/23/2014	Ryan Aubry	1.50	Mapping potential expansion area	
1/23/2014	Susan E. Perry	0.25	Dealt w/ defining 96th St. Annex. area w/ Hughes & Aubry	
1/28/2014	Ryan Aubry	2.50	Property ownership research	
1/28/2014	Susan E. Perry	0.25	Revd cul-de-sac ownership map	
1/31/2014	Ryan Aubry	3.50	Property ownership research	
Total Gateway to L.A. PBID-13058 - PBID Renewal		22.25		
Total Consulting		22.25		
TOTAL		22.25		



March 18, 2014
Project No: 13058.0
Invoice No: 0005

Ms. Laurie Hughes
Executive Director
Gateway to L.A. PBID
6151 W Century Blvd., Suite 121
Los Angeles, CA 90045

Project: 13058.0 PBID Renewal

Professional services from February 01, 2014 through February 28, 2014

Professional Personnel

	Hours	Rate	Amount
President Kosmont, Larry	1.00	\$ 295.00	\$ 295.00
Senior V.P. Aubry, Ryan	21.00	\$ 225.00	\$ 4,725.00
Perry, Susan	7.25	\$ 225.00	\$ 1,631.25
Total	29.25		\$ 6,651.25
Total			\$ 6,651.25

Other Charges/Fees

Administrative Fee	\$ 266.05
Total Other Charges/Fees	\$ 266.05

Total this Invoice **\$ 6,917.30**

Outstanding Invoices

Number	Date	Balance
0002	11/30/2013	\$819.00
0003	12/31/2013	\$1,930.50
Total Outstanding Invoices		\$2,749.50

Total now due **\$ 9,666.80**

* Job detail attached

Kosmont & Associates, Inc. dba Kosmont Companies
Job Detail by Personnel
 February 2014

Date	Name	Duration	Notes
Consulting			
Gateway to L.A. PBID:13058 - PBID Renewal			
2/4/2014	Ryan Aubry	1.50	Preparing property database and mapping
2/4/2014	Susan E. Perry	1.50	Worked w/ Aubry on property database & map
2/5/2014	Ryan Aubry	2.00	Preparing property database and mapping
2/5/2014	Susan E. Perry	0.50	Preparing property database and map
2/11/2014	Ryan Aubry	2.00	Preparing property database and mapping
2/11/2014	Susan E. Perry	0.50	Preparing property database and map
2/12/2014	Ryan Aubry	2.00	Preparing property database and mapping
2/12/2014	Susan E. Perry	0.50	Preparing property database and map
2/13/2014	Ryan Aubry	2.50	Attended CCA meeting with presentation by Mike Bonin on LAWA plans; preparing property database
2/19/2014	Ryan Aubry	1.50	Preparing property database and mapping
2/19/2014	Susan E. Perry	0.50	Edited property map
2/20/2014	Ryan Aubry	2.00	Preparing property database and mapping
2/20/2014	Susan E. Perry	1.25	Edited property map
2/21/2014	Ryan Aubry	3.50	Preparing property database and mapping
2/21/2014	Susan E. Perry	0.50	Edited property map
2/21/2014	Larry J. Kosmont	1.00	Review property map, discuss w/Susan and discuss parking formula
2/27/2014	Ryan Aubry	2.50	Call with Client and work on property database
2/27/2014	Susan E. Perry	1.00	Call with Client and work w/ Ryan on database & map
2/28/2014	Ryan Aubry	2.00	Preparing property database and mapping
2/28/2014	Susan E. Perry	0.75	Edited database and map
Total Gateway to L.A. PBID:13058 - PBID Renewal		29.25	
Total Consulting		29.25	
TOTAL		29.25	



April 11, 2014
Project No: 13058.0
Invoice No: 0006

Ms. Laurie Hughes
Executive Director
Gateway to L.A. PBID
6151 W Century Blvd., Suite 121
Los Angeles, CA 90045

Project: 13058.0 PBID Renewal

Professional services from March 01, 2014 through March 31, 2014

Professional Personnel

	Hours	Rate	Amount
President Kosmont, Larry	2.00	\$ 295.00	\$ 590.00
Senior V.P. Aubry, Ryan	8.00	\$ 225.00	\$ 1,800.00
Perry, Susan	6.50	\$ 225.00	\$ 1,462.50
Project Analyst Phipps, Brandon	11.00	\$ 150.00	\$ 1,650.00
Total	27.50		\$ 5,502.50
Total			\$ 5,502.50

Other Charges/Fees

Administrative Fee	\$ 220.10
Total Other Charges/Fees	\$ 220.10

Total this Invoice **\$ 5,722.60**

* Job detail attached

Kosmont & Associates, Inc. dba Kosmont Companies
Job Detail by Personnel
 March 2014

Date	Name	Duration	Notes
Consulting			
3/3/2014	Ryan Aubry	2.00	Preparing property database and mapping
3/3/2014	Susan E. Perry	0.25	Rvd st cleaning, tree trimming est. from LH for annex. area
3/4/2014	Ryan Aubry	1.50	Preparing property database and mapping
3/5/2014	Ryan Aubry	2.50	Preparing property database and mapping
3/5/2014	Susan E. Perry	1.00	Worked on renewal assessment formula
3/6/2014	Ryan Aubry	2.00	Preparing property database and mapping
3/6/2014	Brandon Phipps	1.25	Create Proj Summary Reports for/APNs in the new annexation area - verify APN #'s
3/7/2014	Susan E. Perry	1.00	Worked on renewal assessment formula ³
3/10/2014	Brandon Phipps	2.00	Proj familiarization and GIS mapping of PBID and annexation area
3/10/2014	Larry J. Kosmont	2.00	Work on PBID property issues
3/11/2014	Brandon Phipps	2.00	Rwd work, print & consol property trpts, discuss assessment formulas w/Susan, GIS map'g PBID area
3/12/2014	Brandon Phipps	3.00	Assessment formula work, prep GIS maps of PBID showing city owned parcels/ privately held parcels
3/14/2014	Brandon Phipps	1.25	Assessment formula discussion w/Susan - GIS mapping
3/19/2014	Brandon Phipps	0.25	Conversation w/Susan re PBID - GIS mapping of PBID and annexation area
3/19/2014	Brandon Phipps	1.00	Creating of Property Report Binder
3/19/2014	Susan E. Perry	0.25	Emails w/ LH re: yrs of assess. Increases
3/24/2014	Brandon Phipps	0.25	Assessment formula work w/Susan, discuss benefit receipt by owners and relative assessment shares
3/27/2014	Susan E. Perry	1.00	Worked on PBID Renewal and 4-3-14 meeting docs.
3/28/2014	Susan E. Perry	1.00	Rvd past annual reports and worked on 4-3-14 mtg docs
3/31/2014	Susan E. Perry	2.00	Worked w/ Brandon Phipps on revisions to annexation map and formula.
Total Gateway to L.A. PBID:13058 - PBID Renewal		27.50	
Total Consulting		27.50	
TOTAL		27.50	



May 14, 2014
Project No: 13058.0
Invoice No: 0007

Ms. Laurie Hughes
Executive Director
Gateway to L.A. PBID
6151 W Century Blvd., Suite 121
Los Angeles, CA 90045

Project: 13058.0 PBID Renewal

Professional services from April 01, 2014 through April 30, 2014

Professional Personnel

	Hours	Rate	Amount
President			
Kosmont, Larry	1.00	\$ 295.00	\$ 295.00
Senior V.P.			
Perry, Susan	13.75	\$ 225.00	\$ 3,093.75
Project Analyst			
Phipps, Brandon	21.00	\$ 150.00	\$ 3,150.00
Total	35.75		\$ 6,538.75
Total			\$ 6,538.75

Other Charges/Fees

Administrative Fee	\$ 261.55
Total Other Charges/Fees	\$ 261.55

Total this Invoice **\$ 6,800.30**

* Job detail attached

Kosmont & Associates, Inc. dba Kosmont Companies
Job Detail by Personnel
April 2014

Date	Name	Duration	Notes
Consulting			
4/1/2014	Gateway to L.A. PBID:13058 - PBID Renewal Brandon Phipps	2.50	
4/1/2014	Susan E. Perry	1.00	Meeting with Susan to discuss assessment district formulas for annexation zones and existing PBID
4/1/2014	Brandon Phipps	1.00	Gateway to LA - Meeting with Susan to discuss assessment formulas for existing PBID and annexation
4/1/2014	Susan E. Perry	3.00	Worked w/ Phipps on MDP assessments, maps
4/2/2014	Brandon Phipps	3.00	Preparation for meeting with Gateway to LA staff - creation of graphics, tables and maps.. Discussion
4/2/2014	Susan E. Perry	3.00	Worked w/ Phipps on same & handouts for 4-3 Ex Comm mtg
4/3/2014	Brandon Phipps	2.00	Gateway to LA - creation of multiple tables and graphics to be presented by Larry Kosmont and Susan
4/3/2014	Susan E. Perry	1.00	Meeting w/ G2LA Exec. Committee
4/4/2014	Susan E. Perry	0.25	EMs/PCs re landscape bids for annex areas to calculate assessments
4/7/2014	Susan E. Perry	1.00	Worked on Mgmt Dist. Plan
4/10/2014	Susan E. Perry	1.00	Worked on MDP
4/14/2014	Brandon Phipps	1.00	Compiling of property reports in Annexation Zones 1 & 2 and existing PBID
4/16/2014	Susan E. Perry	1.00	Worked on MDP & assessment issues w/ Brandon
4/18/2014	Brandon Phipps	1.00	Measurement of frontage for properties in existing PBID as well as annexation zones 1 & 2.
4/21/2014	Brandon Phipps	2.75	Measuring all parcel side lengths in existing and proposed PBID zones. Creating frontage map for PB
4/21/2014	Brandon Phipps	1.00	Creation of Excel sheet showing existing & proposed PBID parcels sq ft & improvements
4/22/2014	Brandon Phipps	0.50	Finalizing PBID frontage map
4/22/2014	Brandon Phipps	0.25	Consolidation of property reports in Gateway to LA property report binder
4/22/2014	Brandon Phipps	0.25	Finding net frontage measurements for current PBID & annexation zones
4/22/2014	Brandon Phipps	0.50	Edited annex map w/ Brandon, sent to Hughes
4/24/2014	Brandon Phipps	0.25	Conversation and follow-up with Susan Perry and Kristin Lowell re: PBID renewal, survey requirement
4/24/2014	Susan E. Perry	0.25	PC w/ Lowell re survey; EMs w/ Hughes, Phipps; rev'd other BID surveys
4/25/2014	Brandon Phipps	0.50	Review property map, edit materials
4/25/2014	Susan E. Perry	0.50	Property report compiling and identification of exceptional parcels within the existing PBID.
4/25/2014	Larry J. Kosmont	2.00	Read AB 2618 legislation; PCs w/ Farrand Research re survey
4/28/2014	Brandon Phipps	1.00	Property report consolidation, merging parcels based off of APN changes in current PBID.
4/28/2014	Susan E. Perry	0.75	Property report consolidation, merging parcels based off of APN changes in current PBID.
4/29/2014	Brandon Phipps	0.75	Consolidating of property reports, conversation with Susan Perry regarding an APN change, reflectin
4/30/2014	Brandon Phipps	1.25	Consolidating of property reports, conversation with Susan Perry regarding an APN change, reflectin
4/30/2014	Susan E. Perry	0.25	Prep for Farrand survey quote meeting
Total Gateway to L.A. PBID:13058 - PBID Renewal		35.75	
Total Consulting		35.75	
TOTAL		35.75	



June 13, 2014
Project No: 13058.0
Invoice No: 0008

Ms. Laurie Hughes
Executive Director
Gateway to L.A. PBID
6151 W Century Blvd., Suite 121
Los Angeles, CA 90045

Project: 13058.0 PBID Renewal

Professional services from May 01, 2014 through May 31, 2014

Professional Personnel

		Hours	Rate	Amount
Senior Vice President	Perry, Susan	18.50	\$ 225.00	\$ 4,162.50
Project Analyst	Phipps, Brandon	29.00	\$ 150.00	\$ 4,350.00
		47.50		\$ 8,512.50
		Total		\$ 8,512.50

Other Charges/Fees

Administrative Fee	\$340.50
Total Other Charges/Fees	\$340.50

Reimbursable Expenses

Publications/Reports - LADBS historic files	\$ 5.90
Total Reimbursable Expenses	\$ 5.90

Total this Invoice	<u>\$ 8,858.90</u>
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* Job Detail attached

Job Detail by Personnel

May 2014

Date	Name	Duration	Notes
Consulting			
5/1/2014	Susan E. Perry	1.50	Gateway to L.A. PBID:13058 - PBID Renewal
5/1/2014	Brandon Phipps	1.75	G2LA meeting with Hughes & Farrand Research at G2LA offices re survey
5/5/2014	Brandon Phipps	1.25	Organize property reports in a binder in the order in which they appear in the 2005 MDP.
5/6/2014	Brandon Phipps	1.00	Wrk on table for all PBID properties & annexation zones in 2006 MDP
5/7/2014	Brandon Phipps	7.00	Inputting and organizing new annexation zone #1 & #2 parcels and relevant data into a master Create excel sheets w/new owner info for proposed & existing PBID, Prep Susan's present to board o
5/7/2014	Susan E. Perry	0.50	Worked w/ Brandon on expansion area assessments
5/8/2014	Brandon Phipps	0.25	Rsrch and verify zoning info for Annexation area #2, send excel table to Susan Perry for reference.
5/8/2014	Susan E. Perry	0.25	Calculating estimated assessments for annexation zone #2 (if zone is annexed into PBID)
5/8/2014	Susan E. Perry	1.50	Attended/spoke at G2LA Board of Directors mtg
5/9/2014	Brandon Phipps	0.50	Worked w/ Brandon on Annex #2 assessments
5/12/2014	Brandon Phipps	0.25	Create excel sheet & edits to estimated assessments w/annexation area #2 - eml to Laurie Hughes
5/13/2014	Brandon Phipps	0.50	Researching properties that have been selected by Metro to be acquired through eminent domain Researching parcel #4125-026-007 re Metro's purchase & changes to PBID land area, Emi w/Susan
5/13/2014	Susan E. Perry	0.25	EMs w/ Grant Coonley, Hughes, Kosmont re renewal updates
5/13/2014	Susan E. Perry	0.25	Rev'd info re use of eminent domain by Metro-Century/Bellanca parcels
5/13/2014	Susan E. Perry	0.50	EMs w/ Hughes re landscape bid for LAWA parcel; sent map
5/15/2014	Susan E. Perry	0.25	EMs & PC w/ Kristin Lowell re Engineer's Report to MDP
5/19/2014	Brandon Phipps	0.75	In person tour of G2LA PBID and follow up conversations with Susan Perry
5/19/2014	Susan E. Perry	2.00	Worked on MDP and Exhibits
5/20/2014	Brandon Phipps	1.75	Create 2 excel tables with estimated assessments f/annexation zone #2, eml to Laurie Hughes
5/20/2014	Susan E. Perry	0.75	Worked on Zone #2 assessment lists w/ Brandon Phipps, forward to Hughes
5/20/2014	Susan E. Perry	0.25	Dealt w/ Zone #1 assessment issues; landscaping quotes, EMs w/ Phipps, Hughes
5/21/2014	Brandon Phipps	2.00	Creating of excel sheet showing estimated 2016 assessments to the existing PBID; property research,
5/21/2014	Susan E. Perry	1.00	Worked on MDP & Exhibits w/ Phipps
5/22/2014	Susan E. Perry	0.25	Rev'd budget/percentage breakouts between services re MDP
5/22/2014	Susan E. Perry	0.25	Rev'd landscaping initial RFP & quotes
5/22/2014	Brandon Phipps	1.00	Worked on MDP
5/23/2014	Susan E. Perry	3.00	Talk to Susan re: existing PBID assessments, analysis of exceptional properties, fw-up w/Laurie H.
5/23/2014	Brandon Phipps	0.50	ID Y where linear frontage begins for LAWA south parcel re landscape sys
5/27/2014	Brandon Phipps	0.50	Looking into total assessment calculation alternatives considering the vagueness of the formula
5/27/2014	Brandon Phipps	0.25	Call to LA County Assessor - transferred a number of times to Susan Buechel's line
5/27/2014	Susan E. Perry	0.25	Create aerial isolating certain portions of Century Blvd to understand scope of the landscaping
5/27/2014	Susan E. Perry	0.50	Dealt w/ Radisson parking structure square footage issues w/ Phipps
5/28/2014	Brandon Phipps	1.00	Worked on MDP & exhibits
5/28/2014	Susan E. Perry	1.00	Conversation with Susan Buechel at LA County and emails with Susan Perry re: estimated sq footage
5/28/2014	Brandon Phipps	0.75	Follow-up rsrch, discuss w/Susan re parking structure assessments, square ft & surrounding parcels.
5/29/2014	Susan E. Perry	2.00	Worked on MDP
5/29/2014	Brandon Phipps	2.00	Creation of G2LA map showing all parcels and their corresponding APN #
5/30/2014	Brandon Phipps	1.00	Worked on MDP & exhibits
5/30/2014	Susan E. Perry	2.25	Trip to LA City Building and Safety to pull property records for 6 APNs of interest
5/30/2014	Susan E. Perry	0.50	Talk to Susan re residential uses in annexation zone #2 - creation of GIS map
5/30/2014	Susan E. Perry	2.00	Worked on MDP & exhibits over weekend
		0.25	EMs re 9613-9619 Belford apartment bldgs & whether res'l use is active
			47.50
Total Gateway to L.A. PBID:13058 - PBID Renewal			



July 11, 2014

Project No: 13058.0

Invoice No: 0009

Ms. Laurie Hughes
Executive Director
Gateway to L.A. PBID
6151 W Century Blvd., Suite 121
Los Angeles, CA 90045

Project: 13058.0 PBID Renewal

Professional services from June 01, 2014 through June 30, 2014

Professional Personnel

		Hours	Rate	Amount	
President	Kosmont, Larry	1.00	\$ 295.00	\$ 295.00	
Senior Vice President	Perry, Susan	24.25	\$ 225.00	\$ 5,456.25	
Project Analyst	Phipps, Brandon	28.25	\$ 150.00	\$ 4,237.50	
		53.50		\$ 9,988.75	
		Total			\$ 9,988.75
Other Charges/Fees					
		Administrative Fee		\$ 399.55	
		Total Other Charges/Fees			\$ 399.55
		Total this Invoice			<u>\$ 10,388.30</u>

* Job Detail attached

Kosmont & Associates, Inc. dba Kosmont Companies
Job Detail by Personnel
June 2014

Date	Name	Duration	Notes
Consulting			
6/2/2014	Gateway to L.A. PBID:13058 - PBID Renewal Brandon Phipps	4.50	Drafting of the 2016 Management District Plan with Susan Perry
6/2/2014	Susan E. Perry	1.00	Revised MDP w/ Brandon
6/2/2014	Brandon Phipps	4.50	Drafting Management District Plan with Susan Perry - identifying discrepancies in land ...
6/3/2014	Susan E. Perry	1.00	Dealt w/ sq. footage anomalies re: PBID building sites
6/3/2014	Susan E. Perry	0.75	Dealt w/ assessment budget
6/4/2014	Brandon Phipps	2.00	Drafting of 2016 MDP with Susan Perry
6/4/2014	Susan E. Perry	1.00	Worked on MDP w/ Brandon
6/5/2014	Susan E. Perry	1.00	Worked on assessments and maps w/ Brandon
6/5/2014	Susan E. Perry	0.50	P/Cs and Em's re: landscape RFP to find source
6/5/2014	Susan E. Perry	0.50	Finalized and sent draft MDP and 4 exhibits to L. Hughes
6/5/2014	Susan E. Perry	0.75	EMs and p/c w/ Kristin Lowell re: engineer report
6/5/2014	Susan E. Perry	0.50	Sent detailed info to Hughes re: prop. owner address issues
6/6/2014	Brandon Phipps	5.00	Drafting of G2LA MDP with Susan Perry - creation of numerous maps/excel sheets - C... Prep of a three page doc re: 2006 vs. 2016 parcels
6/6/2014	Susan E. Perry	1.00	Numerous EMs and PCs w/ Hughes, Lowell, Phipps re: Exhs and E.R.
6/6/2014	Susan E. Perry	2.00	Preparing and finalizing materials for G2LA meeting on 6-10-2014 for Larry Kosmont a...
6/9/2014	Brandon Phipps	1.00	Prep for 6/10 ex comm meeting re:renewal status
6/9/2014	Susan E. Perry	0.50	Amended MDP and exhibits to include 9520 Belford
6/9/2014	Susan E. Perry	1.00	Revised MDP
6/11/2014	Brandon Phipps	1.00	Attended ex. comm. meeting at Hilton
6/11/2014	Susan E. Perry	3.00	Making edits to the G2LA MDP and relevant exhibits (#1,2,4 & 6)
6/11/2014	Susan E. Perry	0.75	Edited exhibits and MDP
6/11/2014	Susan E. Perry	0.25	EMs w/ Pulido re: 3 Belford properties
6/12/2014	Susan E. Perry	0.25	Worked w/ Pulido to resolve city/LAWA addresses for tax bill
6/12/2014	Susan E. Perry	0.50	EMs and PCs to/from engineer re: MDP and exhibits
6/12/2014	Susan E. Perry	1.00	MDP and exhibit revisions
6/12/2014	Susan E. Perry	0.50	Conversation with Susan Perry & Research re: due diligence on parcels around the pr...
6/12/2014	Susan E. Perry	1.00	Further edits to MDP and exhibits
6/12/2014	Susan E. Perry	1.00	EMs w/ Kristin Lowell and further editing of MDP based on her input
6/12/2014	Susan E. Perry	0.75	Conference call with Engineer and Susan Perry re: MDP
6/17/2014	Brandon Phipps	1.00	2pm c/c w/ Kristin Lowell and Brandon, and follow up
6/17/2014	Susan E. Perry	1.50	Researching parcels and areas adjacent to Gateway to LA PBID in order to understand... P/C from Lowell requesting nomenclature changes throughout MDP and exhibits
6/18/2014	Susan E. Perry	0.25	Edited MDP and exhibits
6/19/2014	Brandon Phipps	1.00	Created G2LA adjacent area maps per follow-up conversation with the engineer.
6/19/2014	Susan E. Perry	1.00	Refinement of Gateway to LA adjacent area map taking into account suggestions from...
6/24/2014	Brandon Phipps	1.00	Reviewed engineer's report
6/25/2014	Susan E. Perry	0.50	Worked w/ Brandon to create adjacent area map exhibit
6/25/2014	Susan E. Perry	2.50	P/C from Hughes re: south Century parcel sent detailed advice re: same
6/26/2014	Brandon Phipps	1.00	Alterations to adjacent area map in GIS - removal of mega parcel, adaption of adjace...
6/27/2014	Susan E. Perry	1.00	review and comment on LAWAs parcel inclusion
6/27/2014	Susan E. Perry	1.00	Redraft of MDP and exhibits to remove south parcel, adjust % and assessments
6/27/2014	Susan E. Perry	1.25	Revised MDP documents and sent back/forth to Lowell
Total Gateway to L.A. PBID:13058 - PBID Renewal			53.50



August 12, 2014
Project No: 13058.0
Invoice No: 0010

Ms. Laurie Hughes
Executive Director
Gateway to L.A. PBID
6151 W Century Blvd., Suite 121
Los Angeles, CA 90045

Project: 13058.0 PBID Renewal

Professional services from July 01, 2014 through July 31, 2014

Professional Personnel

		Hours	Rate	Amount
President	Kosmont, Larry	1.00	\$ 295.00	\$ 295.00
Senior Vice President	Perry, Susan	13.25	\$ 225.00	\$ 2,981.25
Project Analyst	Phipps, Brandon	14.25	\$ 150.00	\$ 2,137.50
Total			\$ 5,413.75	\$ 5,413.75
Other Charges/Fees				
			\$ 216.55	\$ 216.55
Total this Invoice			\$ 5,630.30	

* Job Detail attached

Kosmont & Associates, Inc. dba Kosmont Companies
Job Detail by Personnel
July 2014

Date	Name	Duration	Notes
Consulting			
7/1/2014	Gateway to L.A. PBID:13058 - PBID Renewal		
7/1/2014	Brandon Phipps	2.25	Rev & update all G2LA Exhibits & re tables in accordance w/the elimination of the "mega parcel"
7/1/2014	Susan E. Perry	1.00	Rvd latest MDP & exhibit w/Brandon Phipps
7/2/2014	Brandon Phipps	1.50	Rev to G2LA exhibits 1-6 along w/additional sheets showing publicly owned parcels
7/3/2014	Susan E. Perry	1.25	Rvd & edited adjacent area map for possible inclusion in MDP (re gent'l benefits)
7/7/2014	Brandon Phipps	1.50	Edits to G2LA MDP exhibits and nomenclature - talk with S. Perry
7/7/2014	Susan E. Perry	1.50	Revd & revised MDP & exhibits w/Phipps due to Zone deletion
7/8/2014	Brandon Phipps	3.00	Edits to G2LA MDP & edits to tables and exhibits
7/9/2014	Susan E. Perry	0.50	Ems & PCs w/engineer Lowell, Phipps re budget after gent' benefits applied
7/9/2014	Susan E. Perry	1.00	W/kd on PPT for tomorrow's G2LA mtg.
7/10/2014	Brandon Phipps	4.00	Edits to G2LA MDP & all exhibits and tables reflecting new parcel & budget
7/10/2014	Susan E. Perry	1.00	Attended & spoke at bd mtg
7/10/2014	Susan E. Perry	1.50	Rvsd exhibits w/Phipps to include Burger King property
7/10/2014	Larry J. Kosmont	1.00	Review and edit tables and exhibits
7/10/2014	Brandon Phipps	0.50	Finalizing recent updates to G2LA MDP - sent out to Kristin for review
7/14/2014	Susan E. Perry	2.00	Back/forth w/Lowell & Phipps to revised MDP language re gent'l benefits
7/17/2014	Brandon Phipps	1.50	Finalizing and sending of draft G2LA MDP & ER to the City
7/17/2014	Susan E. Perry	3.50	Finalized & sent draft #1 of MDP, exhibits, eng report to City of LA
Total Gateway to L.A. PBID:13058 - PBID Renewal		28.50	
Total Consulting		28.50	
TOTAL		28.50	



September 10, 2014
Project No: 13058.0
Invoice No: 0011

Ms. Laurie Hughes
Executive Director
Gateway to L.A. PBID
6151 W Century Blvd., Suite 121
Los Angeles, CA 90045

Project: 13058.0 PBID Renewal

Professional services from August 01, 2014 through August 31, 2014

Professional Personnel

		Hours	Rate	Amount	
Senior Vice President	Perry, Susan	0.50	\$ 225.00	\$ 112.50	
Project Analyst	Phipps, Brandon	0.50	\$ 150.00	\$ 75.00	
		1.00		\$ 187.50	
	Total				\$ 187.50
Other Charges/Fees					
	Administrative Fee			\$ 7.50	
	Total Other Charges/Fees			\$ 7.50	\$ 7.50
	Total this Invoice				<u>\$ 195.00</u>

Outstanding Invoices

Invoice Number	Date	Balance
0010	7/31/2014	\$ 5,630.30
Total Outstanding Invoices		\$ 5,630.30
Total now due		\$ 5,630.30

* Job Detail attached

Kosmont & Associates, Inc. dba Kosmont Companies
Job Detail by Personnel

Date	Name	Duration	Notes
Consulting:Brandon Phipps			
Gateway to L.A. P/BID:13058 - P/BID Renewal 8/13/2014	Brandon Phipps	0.50	Review and analysis of office market report per conv with Laurie H. - Integrate data with in map
Total Gateway to L.A. P/BID:13058 - P/BID Renewal		0.50	
	Total Consulting:Brandon Phipps	0.50	
Consulting:Susan Perry			
Gateway to L.A. P/BID:13058 - P/BID Renewal 8/21/2014	Susan E. Perry	0.25	EMS w/Hughes, Kristin Lowell re Ab 2618 treatment of special benefit
8/25/2014	Susan E. Perry	0.25	C/c w/Tat & Moncrief re "white paper" recommendations
Total Gateway to L.A. P/BID:13058 - P/BID Renewal		0.50	
	Total Consulting:Susan Perry	0.50	
TOTAL			1.00



October 10, 2014
Project No: 13058.0
Invoice No: 0012

Ms. Laurie Hughes
Executive Director
Gateway to L.A. PBID
6151 W Century Blvd., Suite 121
Los Angeles, CA 90045

Project: 13058.0 **PBID Renewal**

Professional services from September 01, 2014 through September 30, 2014

Professional Personnel

		Hours	Rate	Amount
Senior Vice President	Perry, Susan	12.25	\$ 225.00	\$ 2,756.25
Project Analyst	Phipps, Brandon	7.00	\$ 150.00	\$ 1,050.00
		19.25		\$ 3,806.25
Total				\$ 3,806.25
Other Charges/Fees				
	Administrative Fee		\$ 152.25	
	Total Other Charges/Fees		\$ 152.25	\$ 152.25
Total this Invoice				<u>\$ 3,958.50</u>

Outstanding Invoices

Invoice Number	Date	Balance
0011	8/31/2014	\$ 195.00
Total Outstanding Invoices		\$ 195.00
	Total now due	\$ 4,153.50

* Job Detail attached

Kosmont & Associates, Inc. dba Kosmont Companies
Job Detail by Personnel
September 2014

Date	Name	Duration	Notes
Consulting: Brandon Phipps			
Gateway to L.A. PBID:13058 - PBID Renewal			
9/9/2014	Brandon Phipps	2.00	Calculations re: affects on G2LA budget from Garcetti's proposed minimum wage increase.
9/29/2014	Brandon Phipps	3.00	Prep. for meeting with City re: MDP modifications.
9/30/2014	Brandon Phipps	2.00	Meeting at City Hall re: MDP modifications. Follow-up with S Perry
Total Gateway to L.A. PBID:13058 - PBID Renewal		7.00	
Total Consulting: Brandon Phipps		7.00	
Consulting: Susan Perry			
Gateway to L.A. PBID:13058 - PBID Renewal			
9/9/2014	Susan E. Perry	1.50	Rsrch w/Brandon re effect on renewal budget of Garcetti min wage; ems to Hughes
9/10/2014	Susan E. Perry	1.00	Further analysis re effects on renewal budget if min wages increase
9/11/2014	Susan E. Perry	1.00	Worked on PPT
9/12/2014	Susan E. Perry	0.25	Forwarded more info to Hughes re min wage issues
9/26/2014	Susan E. Perry	1.50	Prep for Monday mtg w/City Clerk
9/29/2014	Susan E. Perry	4.00	Mt w/City Clerk's office to nw MDP, prep for & follow up
9/30/2014	Susan E. Perry	1.50	Rsrch State Code re resili zoning & BIDs, rsrd maps w/Brandon, ems to Hughes
9/30/2014	Susan E. Perry	1.50	Wrkd to revise boundary description in MDP
Total Gateway to L.A. PBID:13058 - PBID Renewal		12.25	
Total Consulting: Susan Perry		12.25	
TOTAL		19.25	



November 3, 2014
Project No: 13058.0
Invoice No: 0013

Ms. Laurie Hughes
Executive Director
Gateway to L.A. PBID
6151 W Century Blvd., Suite 121
Los Angeles, CA 90045

Project: 13058.0 PBID Renewal

Professional services from October 01, 2014 through October 31, 2014

Professional Personnel

		Hours	Rate	Amount
Senior Vice President	Perry, Susan	14.00	\$ 225.00	\$ 3,150.00
Project Analyst	Phipps, Brandon	24.00	\$ 150.00	\$ 3,600.00
		38.00		\$ 6,750.00
	Total			\$ 6,750.00
Other Charges/Fees				
	Administrative Fee		\$ 270.00	
	Total Other Charges/Fees		\$ 270.00	\$ 270.00
	Total this Invoice			<u>\$ 7,020.00</u>

Outstanding Invoices

Invoice Number	Date	Balance
0012	9/30/2014	\$ 3,958.50
Total Outstanding Invoices		\$ 3,958.50
Total now due		\$ 10,978.50

* Job Detail attached

Job Detail by Personnel

October 2014

Date	Name	Duration	Notes
Consulting:Brandon Phipps			
10/1/2014	Gateway to L.A. PBID:13058 - PBID Renewal Brandon Phipps	0.75	Revisions to Gateway to LA MDP
10/2/2014	Brandon Phipps	1.75	Drafting resubmittal of Gateway to LA boundary description.
10/3/2014	Brandon Phipps	1.50	Gateway to LA revised boundary description and MDP edits.
10/8/2014	Brandon Phipps	3.00	Edits to the G2LA MDP
10/9/2014	Brandon Phipps	3.00	Edits to the G2LA MDP exhibits
10/10/2014	Brandon Phipps	5.00	Finalization of revised boundary description and MDP exhibits.
10/16/2014	Brandon Phipps	0.50	Phone call with Susan and Kristin re: Edits to the G2LA ER
10/16/2014	Brandon Phipps	0.50	G2LA ER edits and follow-up
10/18/2014	Brandon Phipps	1.25	Drafting of G2LA assessment roll
10/21/2014	Brandon Phipps	0.50	Draftingof G2LA assessment roll to City Clerk
10/24/2014	Brandon Phipps	0.75	Gateway to LA assessment roll discount calc
10/27/2014	Brandon Phipps	3.00	G2LA assessment roll formatting /table edits
10/28/2014	Brandon Phipps	1.25	Revisions to G2LA exhibits for new discount figure
10/29/2014	Brandon Phipps	1.25	Finalization and sending of G2LA assessment roll and revised exhibits to city clerk for review.
Total Gateway to L.A. PBID:13058 - PBID Renewal			24.00
Total Consulting: Brandon Phipps			
Consulting:Susan Perry			
Gateway to L.A. PBID:13058 - PBID Renewal			
10/1/2014	Susan E. Perry	0.50	Revd info re R3 parcels in Zone 2, met w/Phipps
10/2/2014	Susan E. Perry	1.00	Worked w/Phipps to revise boundary description for City Clerk
10/3/2014	Susan E. Perry	1.00	Further work w/Phipps to revise boundary description for City Clerk
10/7/2014	Susan E. Perry	0.25	Revd boundary description changes from City Clerk/Eugene
10/7/2014	Susan E. Perry	0.25	Ems w/Lowell related to boundary description to confirm approach
10/8/2014	Susan E. Perry	1.00	revised exhibits & tables o address R3 non-assessment
10/9/2014	Susan E. Perry	1.00	Revised MDP text and numbers re R3 non-assessment
10/9/2014	Susan E. Perry	0.25	Formulated MDP language re Ocean Express to address gen'l ben. question
10/10/2014	Susan E. Perry	0.50	Revd & edited publicly-owned parcel table w/Phipps
10/10/2014	Susan E. Perry	1.00	Prep/sent draft revised MDP based on Clerk's requested edits to Hughes & Lowell for rev
10/16/2014	Susan E. Perry	1.00	cic w/Kristin Lowell. Phipps re revisions needed to ER
10/16/2014	Susan E. Perry	0.50	Revd Kristin's revised ER document
10/20/2014	Susan E. Perry	0.25	Sent info re businesses on the south side of Century Blvd to Hughes
10/24/2014	Susan E. Perry	4.00	Worked over weekend, revised & sent latest MDP, ext.,ER to Clerk for next review round
10/28/2014	Susan E. Perry	0.50	Worked w/Brandon to draft assessment roll per Clerk's request
10/29/2014	Susan E. Perry	0.50	further prep related to assessment roll, per Clerk's request
10/31/2014	Susan E. Perry	0.25	discussed assessment treatment of Zone 1 publicly owned parcels w/Phipps
Total Gateway to L.A. PBID:13058 - PBID Renewal			14.00
Total Consulting Susan Perry			
TOTAL			
38.00			



December 10, 2014
Project No: 13058.0
Invoice No: 0014

Ms. Laurie Hughes
Executive Director
Gateway to L.A. PBID
6151 W Century Blvd., Suite 121
Los Angeles, CA 90045

Project: 13058.0 PBID Renewal

Professional services from November 01, 2014 through November 30, 2014

Professional Personnel

		Hours	Rate	Amount	
President	Kosmont, Larry	0.75	\$ 295.00	\$ 221.25	
Senior Vice President	Perry, Susan	8.00	\$ 225.00	\$ 1,800.00	
Project Analyst	Phipps, Brandon	9.25	\$ 150.00	\$ 1,387.50	
			18.00	\$ 3,408.75	
			Total		\$ 3,408.75
Other Charges/Fees					
				\$ 136.35	
				Total Other Charges/Fees	\$ 136.35
				Total this Invoice	\$ 3,545.10

Outstanding Invoices

Invoice Number	Date	Balance
0013	10/31/2014	\$ 7,020.00
Total Outstanding Invoices		\$ 7,020.00
Total now due		\$ 10,565.10

* Job Detail attached

Kosmont & Associates, Inc. dba Kosmont Companies
Job Detail by Personnel
November 2014

Date	Name	Duration	Notes
	Consulting: Brandon Phipps		
Gateway to L.A. PBID:13058 - PBID Renewal			
11/4/2014 Brandon Phipps		2.75	Revising assessment toll and G2LA exhibits
11/1/2014 Brandon Phipps		1.25	Working on G2LA annual board update presentation
11/12/2014 Brandon Phipps		1.75	Finalizing of G2LA annual board update PPT
11/14/2014 Brandon Phipps		0.50	Email to City Clerk re: all revised MDP/ER items and next round of review
11/25/2014 Brandon Phipps		3.00	Call with City Clerk department re: round 2 edits to MDP and ER - prep/follow-up
Total Gateway to L.A. PBID:13058 - PBID Renewal		9.25	
	Total Consulting Brandon Phipps	9.25	
	Consulting:Larry Kosmont		
Gateway to L.A. PBID:13058 - PBID Renewal			
11/26/2014 Larry J. Kosmont		0.75	Update of PBID Renewal, City meeting
Total Gateway to L.A. PBID:13058 - PBID Renewal		0.75	
	Total Consulting Larry Kosmont	0.75	
	Consulting:Susan Perry		
Gateway to L.A. PBID:13058 - PBID Renewal			
11/4/2014 Susan E. Perry		0.50	Revd exhibit edits from Brandon Phipps
11/5/2014 Susan E. Perry		0.50	Revised exhibits
11/10/2014 Susan E. Perry		1.00	Drafted PPT slides re PBID renewal for remarks to G2LA Board
11/24/2014 Susan E. Perry		0.50	Prep for cl's mtg w/Clerk's office, rvwd MDP, ER, exhibits
11/25/2014 Susan E. Perry		1.00	C/c mtg w/Clerk's office - Round # 2 corrections
11/26/2014 Susan E. Perry		2.00	Worked on Round 2 MDP edits
Susan E. Perry		2.50	Worked on MDP edits
Total Gateway to L.A. PBID:13058 - PBID Renewal		8.00	
	Total Consulting Susan Perry	8.00	
	TOTAL	18.00	



January 19, 2015
Project No: 13058.0
Invoice No: 0015

Ms. Laurie Hughes
Executive Director
Gateway to L.A. PBID
6151 W Century Blvd., Suite 121
Los Angeles, CA 90045

Project: 13058.0 PBID Renewal

Professional services from December 01, 2014 through December 31, 2014

Professional Personnel

		Hours	Rate	Amount
Senior Vice President	Perry, Susan	8.50	\$ 225.00	\$ 1,912.50
Project Analyst	Phipps, Brandon	19.50	\$ 150.00	\$ 2,925.00
		28.00		\$ 4,837.50
	Total			\$ 4,837.50
Other Charges/Fees				
	Administrative Fee		\$ 193.50	
	Total Other Charges/Fees		\$ 193.50	\$ 193.50
	Total this Invoice			\$ 5,031.00

* Job detail attached

Kosmont & Associates, Inc. dba Kosmont Companies
Job Detail by Personnel

Date	Name	Duration	Notes
Gateway to L.A. PBID:13058 - PBID Renewal			
	Brandon Phipps:Vice President		
12/01/2014	Phipps, B	0.50	Initial edits to G2LA MDP / exhibits / roll
12/03/2014	Phipps, B	2.00	Revisions to bndry description - Zn 1 & 2
12/05/2014	Phipps, B	2.25	Call w/ Kristin re: ER edits, bndry mp edits, emails re: roll
12/09/2014	Phipps, B	1.00	G2LA border maps
12/10/2014	Phipps, B	0.50	Boundary desc. edits
12/11/2014	Phipps, B	1.00	Boundary description edits
12/15/2014	Phipps, B	0.75	Bndry edits, correct w/ Eugene, Susan re: MDP
12/17/2014	Phipps, B	2.00	Assmt rll verification / nw of figures / emls with clerk, and others
12/18/2014	Phipps, B	5.00	MDP Exhibit, table & text edits
12/19/2014	Phipps, B	4.50	MDP / exhibit edits
		19.50	
Total Brandon Phipps:Vice President			
Susan Perry:Senior Vice President			
12/01/2014	Susan E. Perry	0.25	Coordination w/Kristin Lowell RE: ER
12/04/2014	Susan E. Perry	0.50	EMS w/Lowell RE: Discount Properties; Special Benefits; ER
12/05/2014	Susan E. Perry	0.25	EMS w/Lowell RE: How other PBIDs handle more than 1 Zone
12/08/2014	Susan E. Perry	1.50	Revised MDP language; Conference Call
12/15/2014	Susan E. Perry	0.25	Dealt w/Zone 2 Residentially Zoned Parcels w/Phipps & Clerk's Office
12/18/2014	Susan E. Perry	2.00	Worked on Revisions to MDP RE: Prop 218, Special District Language
12/19/2014	Susan E. Perry	1.50	Rev'd latest Exhibits from Phipps
12/22/2014	Susan E. Perry	2.00	Revised MDP Language
12/24/2014	Susan E. Perry	0.25	EMs w/Phipps RE: Corrections to Boundary Descriptions
		8.50	
Total Susan Perry:Senior Vice President			
TOTAL			
		28.00	
		<u><u>28.00</u></u>	



February 16, 2015
Project No: 13058.0
Invoice No: 0016

Ms. Laurie Hughes
Executive Director
Gateway to L.A. PBID
6151 W Century Blvd., Suite 121
Los Angeles, CA 90045

Project: 13058.0 PBID Renewal

Professional services from January 01, 2015 through January 31, 2015

Professional Personnel

		Hours	Rate	Amount
Senior Vice President	Perry, Susan	7.00	\$ 225.00	\$ 1,575.00
Project Analyst	Phipps, Brandon	9.25	\$ 150.00	\$ 1,387.50
		16.25		\$ 2,962.50
		Total		\$ 2,962.50
Other Charges/Fees				
	Administrative Fee		\$ 118.50	
	Total Other Charges/Fees		\$ 118.50	\$ 118.50
		Total this Invoice		<u>\$ 3,081.00</u>

Outstanding Invoices

Invoice Number	Date	Balance
0015	12/31/2014	\$ 5,031.00
Total Outstanding Invoices		\$ 5,031.00
	Total now due	\$ 8,112.00

* Job Detail attached

Kosmont & Associates, Inc. dba Kosmont Companies
Job Detail by Personnel
January 2015

Date	Name	Duration	Notes
Consulting:Brandon Phipps			
Gateway to L.A. PBID:13058 - PBID Renewal	Brandon Phipps		
1/5/2015	Brandon Phipps	2.00	Adding Cap Res to MDP/ER - edits to exhibits
1/7/2015	Brandon Phipps	0.25	Emails with Dennis re: possible ownership change and DWP parcel
1/8/2015	Brandon Phipps	0.25	Conv. w/ S. Perry re: special vs. general benefit figures - MDP/ER
1/13/2015	Brandon Phipps	4.00	ER/MDP Review and edits - sending of pln/rpt to clerk
1/23/2015	Brandon Phipps	0.50	New MDP / ER edits per Dennis Rader
1/28/2015	Brandon Phipps	1.25	Reflecting Dennis' edits in G2LA MDP/ER
1/29/2015	Brandon Phipps	1.00	Emails w/ Susan & Kristin / edits of MDP/ER
Total Gateway to L.A. PBID:13058 - PBID Renewal		9.25	
 Total Consulting:Brandon Phipps			
		9.25	
 Consulting:Susan Perry			
Gateway to L.A. PBID:13058 - PBID Renewal	Susan E. Perry		
1/2/2015	Susan E. Perry	1.50	Worked on editiong MDP
1/5/2015	Susan E. Perry	2.00	Worked on latest draft MDP w/Phipps, forwarded to Lowell
1/12/2015	Susan E. Perry	0.50	Revd latest draft of ER from Lowell
1/13/2015	Susan E. Perry	2.00	Finalized and sent latest MDP & ER drafts to Clerk's office
1/21/2015	Susan E. Perry	0.50	Revd matrix sent by Dennis Rader of Clerk; discd w/Phipps
1/22/2015	Susan E. Perry	0.50	1:30pm c/c w/Lowell & Phipps re ER edits; worked w/Phipps post call
Total Gateway to L.A. PBID:13058 - PBID Renewal		7.00	
Total Consulting:Susan Perry		7.00	
 TOTAL			
		16.25	



March 16, 2015
Project No: 13058.0
Invoice No: 0017

Ms. Laurie Hughes
Executive Director
Gateway to L.A. PBID
6151 W Century Blvd., Suite 121
Los Angeles, CA 90045

Project: 13058.0 PBID Renewal

Professional services from February 01, 2015 through February 28, 2015

Professional Personnel

		Hours	Rate	Amount
Senior Vice President	Perry, Susan	9.75	\$ 225.00	\$ 2,193.75
Project Analyst	Phipps, Brandon	11.00	\$ 150.00	\$ 1,650.00
		20.75		\$ 3,843.75
		Total		\$ 3,843.75

Other Charges/Fees

Administrative Fee	\$ 153.75
Total Other Charges/Fees	\$ 153.75
Total this Invoice	<u>\$ 3,997.50</u>

* Job Detail attached

Kosmont & Associates, Inc. dba Kosmont Companies
Job Detail by Personnel
 February 2015

Date	Name	Duration	Notes
Consulting:Brandon Phipps			
2/2/2015	Gateway to L.A. PBID:13058 - PBID Renewal Brandon Phipps	0.50	Calls / emails re. petition and ballot process
2/17/2015	Brandon Phipps	2.00	MDP & ER Edits - Kristin and Susan
2/19/2015	Brandon Phipps	1.00	Edits to MDP
2/23/2015	Brandon Phipps	5.00	Edits to MDP and ER
2/25/2015	Brandon Phipps	1.50	MDP & ER edits
2/26/2015	Brandon Phipps	1.00	Edits to MDP & ER
Total Gateway to L.A. PBID:13058 - PBID Renewal		11.00	
Total Consulting:Brandon Phipps			
Consulting:Susan Perry			
2/2/2015	Gateway to L.A. PBID:13058 - PBID Renewal Susan E. Perry	0.50	Calls / E-Mails RE: Petition & Ballot Process
2/12/2015	Susan E. Perry	1.00	Round #5 Conference Call Meeting with Clerk & Follow up
2/17/2015	Susan E. Perry	1.00	MDP & ER Edits - Kristin & Brandon - Conference Call
2/19/2015	Susan E. Perry	0.50	Edits to MDP
2/23/2015	Susan E. Perry	1.00	Edits to MDP & ER
2/25/2015	Susan E. Perry	1.75	MDP & ER Edits
2/26/2015	Susan E. Perry	2.00	Edits to MDP & ER
2/27/2015	Susan E. Perry	2.00	Further Edits to MDP
Total Gateway to L.A. PBID:13058 - PBID Renewal		9.75	
Total Consulting:Susan Perry		9.75	
TOTAL		20.75	



April 13, 2015
Project No: 13058.0
Invoice No: 0018

Ms. Laurie Hughes
Executive Director
Gateway to L.A. PBID
6151 W Century Blvd., Suite 121
Los Angeles, CA 90045

Project: 13058.0 **PBID Renewal**

Professional services from March 01, 2015 through Mach 31, 2015

Professional Personnel

		Hours	Rate	Amount
President	Kosmont, Larry	3.50	\$ 295.00	\$ 1,032.50
Senior Vice President	Perry, Susan	4.25	\$ 225.00	\$ 956.25
Project Analyst	Phipps, Brandon	14.50	\$ 150.00	\$ 2,175.00
Total			\$ 4,163.75	\$ 4,163.75
Other Charges/Fees				
	Administrative Fee		\$ 166.55	\$ 166.55
	Total Other Charges/Fees		\$ 166.55	\$ 166.55
Total this Invoice				\$ 4,330.30

* Job Detail attached

Kosmont & Associates, Inc. dba Kosmont Companies
Job Detail by Personnel
March 2015

Date	Name	Duration	Notes
Consulting:Brandon Phipps			
Gateway to L.A. PBID:13058 - PBID Renewal	Brandon Phipps		
3/17/2015	Brandon Phipps	2.00	Edits to the G2LA MDP/ER
3/23/2015	Brandon Phipps	2.50	MDP / ER edits per Clerk's comment.
3/24/2015	Brandon Phipps	3.50	MDP / ER edits per Clerk's comment.
3/25/2015	Brandon Phipps	3.00	Conf. call w/ Clerk and Perry / follow-up on MDP/ER
3/26/2015	Brandon Phipps	3.50	Finalizing MDP/ER - confirming final changes with Clerk/Perry
Total Gateway to L.A. PBID:13058 - PBID Renewal		14.50	
Total Consulting:Brandon Phipps		14.50	
Consulting:Larry Kosmont			
Gateway to L.A. PBID:13058 - PBID Renewal	Larry J. Kosmont		
3/8/2015	Larry J. Kosmont	1.50	Study for Exec Committee Mtg.
3/9/2015	Larry J. Kosmont	1.50	Mtg w/Exec Committee, P/C w/Susan in advance.
3/13/2015	Larry J. Kosmont	0.25	Review final NOP comment letters
3/15/2015	Larry J. Kosmont	0.25	Review final EIR letter.
Total Gateway to L.A. PBID:13058 - PBID Renewal		3.50	
Total Consulting:Larry Kosmont		3.50	
Consulting:Susan Perry			
Gateway to L.A. PBID:13058 - PBID Renewal	Susan E. Perry		
3/16/2015	Susan E. Perry	2.00	C/c w/Clerk's Office & follow up re MDP & ER edits
3/24/2015	Susan E. Perry	0.50	Worked on MDP edits
3/25/2015	Susan E. Perry	1.75	Worked on MDP & ER edits for next review w/Clerk
Total Gateway to L.A. PBID:13058 - PBID Renewal		4.25	
Total Consulting:Susan Perry		4.25	
TOTAL		22.25	



May 8, 2015
Project No: 13058.0
Invoice No: 0019

Ms. Laurie Hughes
Executive Director
Gateway to L.A. PBID
6151 W Century Blvd., Suite 121
Los Angeles, CA 90045

Project: 13058.0 PBID Renewal

Professional services from April 01, 2015 through April 30, 2015

Professional Personnel

		Hours	Rate	Amount
Senior Vice President	Perry, Susan	8.00	\$ 225.00	\$ 1,800.00
Project Analyst	Phipps, Brandon	8.00	\$ 150.00	\$ 1,200.00
		16.00		\$ 3,000.00
		Total		\$ 3,000.00
Other Charges/Fees				
	Administrative Fee		\$ 120.00	
	Total Other Charges/Fees		\$ 120.00	\$ 120.00
	Total this Invoice			<u>\$ 3,120.00</u>

* Job Detail attached

Kosmont & Associates, Inc. dba Kosmont Companies
Job Detail by Personnel
April 2015

Date	Name	Duration	Notes
Consulting: Brandon Phipps			
Gateway to L.A. PBID:13058 - PBID Renewal			
04/06/2015	Brandon Phipps	1.00	Creation of simplified tables for petitions / petition prep
04/07/2015	Brandon Phipps	5.00	Prep of individual and consolidated petitions
04/08/2015	Brandon Phipps	1.00	Review of petitions, clarification of owners/assmnts
04/17/2015	Brandon Phipps	0.50	Correspondence w/ Hughes / Perry re. petition process
04/22/2015	Brandon Phipps	0.50	Create & snd G2LA voting power table
Total Gateway to L.A. PBID:13058 - PBID Renewal		8.00	
Total Consulting:Brandon Phipps		8.00	
Consulting:Susan Perry			
Gateway to L.A. PBID:13058 - PBID Renewal			
04/06/2015	Susan E. Perry	1.50	Ems & p/cs w/Hughes, Phipps, Clerk's office re petition process
04/06/2015	Susan E. Perry	0.25	Rsrch re 6171 Century Blvd ownership change
04/08/2015	Susan E. Perry	2.00	Finalized MDP & ER packages for petition drive
04/09/2015	Susan E. Perry	1.25	Mkt w/Hughes & delivered petition packages
04/13/2015	Susan E. Perry	0.50	Ems & rsrch re ownership changes for 5855 & 6225 Century Blvd
04/27/2015	Susan E. Perry	0.50	Ems & rsrch re 5601 Century Blvd ownership issues
04/27/2015	Susan E. Perry	2.00	Updated & sent all petitions to Hughes via eml; other ems & p/cs
Total Gateway to L.A. PBID:13058 - PBID Renewal		8.00	
Total Consulting:Susan Perry		8.00	
TOTAL		16.00	